

March 9, 1999

**OFFICE OF THE HEARING EXAMINER
KING COUNTY, WASHINGTON**

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REPORT AND RECOMMENDATION TO THE KING COUNTY COUNCIL

SUBJECT: Department of Natural Resources,
Water and Land Resources Division File No. **E98CT043**
Proposed Ordinance No. **99-004**

Open Space Taxation (Public Benefit Rating System)
Application of **GORDON LEE BRADFORD**
17528 425th Avenue Southeast
North Bend, WA 98045

Location
of Property: Same as above

SUMMARY OF RECOMMENDATIONS:

Department's Preliminary:	Approve 2.90 acres for 50% of market value
Department's Final:	Approve 2.90 acres for 50% of market value
Examiner:	Approve 2.90 acres for 50% of market value

PRELIMINARY MATTERS:

The Department of Natural Resources, Water and Land Resources Division Preliminary Report on Item No. E98CT043 was received by the Examiner on February 3, 1999.

PUBLIC HEARING:

After reviewing the Department of Natural Resources, Water and Land Resources Division Report and examining available information on file with the application, the Examiner conducted a public hearing on the subject as follows:

The hearing on Item No. E98CT043 was opened by the Examiner at 9:30 a.m., February 17, 1999, in the 5th Floor Conference Room, Union Bank of California Building, 900 Fourth Avenue, Seattle, and closed at 9:55 a.m. Participants at the public hearing and the exhibits offered and entered are listed in the attached minutes. A verbatim recording of the hearing is available in the office of the King County Hearing Examiner.

FINDINGS, CONCLUSIONS & RECOMMENDATION: Having reviewed the record in this matter, the Examiner now makes and enters the following:

FINDINGS:

1. General Information:

Owner: See "SUBJECT" above
Location: See "SUBJECT" above
Zoning: RA 2.5

Priority Resources Requested:
HIGH PRIORITY RESOURCES
Aquifer Protection Area

Acreage:
Property Total: 5.20 acres
Subject to Application: 2.90 acres
Recommended: 2.90 acres

STR: 27-23-08

2. Except as modified herein, the facts set forth in the King County Department of Natural Resources, Water and Land Resources Division Preliminary Report to the King County Hearing Examiner for the February 17, 1999, public hearing are found to be correct and are incorporated herein by this reference. Copies of the said Report will be attached to the copies of this Report submitted to the King County Council.

CONCLUSIONS:

1. Approval of current use valuation for 2.90 acres of the subject property, pursuant to the Public Benefit Rating System adopted by King County Ordinance No. 10511, would be consistent with the purposes and intent of King County to maintain, preserve, conserve and otherwise continue in existence adequate open space lands and to assure the use and enjoyment of natural resources and scenic beauty for the economic and social well-being of King County and its citizens.
2. Timely application has been made to King County for the current use valuation of the subject property to begin in 2000. Notice of said application was given in the manner required by law.
3. The subject property contains priority open space resources pursuant to the King County Public Benefit Rating System, which justify a total award of 5 points. The resulting current use value is 50% of market value for 2.90 acres of the subject property.

RECOMMENDATION:

APPROVE the request of Gordon Lee Bradford for current use valuation of 50% of market value for 2.90 acres of the subject property, subject to the conditions recommended in the Department of Natural Resources report for the February 17, 1999, public hearing.

Current use valuation shall be subject to all terms and conditions of RCW 84.34 and King County Code Chapter 20.36, as the same may be amended from time to time, and all regulations and rules duly adopted to implement state law and county ordinances pertaining to current use valuation.

RECOMMENDED this 9th day of March, 1999.

James N. O'Connor
King County Hearing Examiner

TRANSMITTED this 9th day of March, 1999, to the parties and interested persons named below:

Gordon Lee Bradford
Ted Sullivan
Tom Beavers

Susan Monroe
Monica Clarke
Charlie Sundberg

**NOTICE OF RIGHT TO APPEAL
AND ADDITIONAL ACTION REQUIRED**

In order to appeal the recommendation of the Examiner, written notice of appeal must be filed with the Clerk of the King County Council with a fee of \$125.00 (check payable to King County Office of Finance) *on or before March 23, 1999*. If a notice of appeal is filed, the original and 6 copies of a written appeal statement specifying the basis for the appeal and argument in support of the appeal must be filed with the Clerk of the King County Council *on or before March 30, 1999*. Appeal statements may refer only to facts contained in the hearing record; new facts may not be presented on appeal.

Filing requires actual delivery to the Office of the Clerk of the Council, Room 403, King County Courthouse, prior to the close of business (4:30 p.m.) on the date due. Prior mailing is not sufficient if actual receipt by the Clerk does not occur within the applicable time period. The Examiner does not have authority to extend the time period unless the Office of the Clerk is not open on the specified closing date, in which event delivery prior to the close of business on the next business day is sufficient to meet the filing requirement.

If a written notice of appeal and filing fee are not filed within 14 days calendar days of the date of this report, or if a written appeal statement and argument are not filed within 21 calendar days of the date of this report, the Clerk of the Council shall place a proposed ordinance which implements the Examiner's

recommended action on the agenda of the next available Council meeting. At that meeting, the Council may adopt the Examiner's recommendation, may defer action, may refer the matter to a Council committee, or may remand to the Examiner for further hearing or further consideration.

Action of the Council Final. The action of the Council on a recommendation of the Examiner shall be final and conclusive unless within twenty (20) days from the date of the action an aggrieved party or person applies for a writ of certiorari from the Superior Court in and for the County of King, State of Washington, for the purpose of review of the action taken.

MINUTES OF THE FEBRUARY 17, 1999 PUBLIC HEARING ON DEPARTMENT OF NATURAL RESOURCES FILE NO. E98CT043 - BRADFORD:

James N. O'Connor was the Hearing Examiner in this matter. Participating in the hearing was Tom Beavers.

The following exhibits were offered and entered into the hearing record:

- Exhibit No. 1 Omitted
- Exhibit No. 2 Omitted
- Exhibit No. 3 Omitted
- Exhibit No. 4 King County Department of Natural Resources, Water and Land Resource Division preliminary report to the Hearing Examiner for the February 17, 1999, public hearing
- Exhibit No. 5 Legal notice to the County Council
- Exhibit No. 6 Introductory ordinance to Council
- Exhibit No. 7 Affidavit of Publication
- Exhibit No. 8 Notification of hearing to Applicant
- Exhibit No. 9 Signed/notarized application
- Exhibit No. 10 Legal description of designated open space
- Exhibit No. 11 Assessor map
- Exhibit No. 12 King County situs report
- Exhibit No. 13 King County assessors database
- Exhibit No. 14 Site map
- Exhibit No. 15 Arcview map
- Exhibit No. 16 Notice of Hearing from Office of Hearing Examiner
- Exhibit No. 17 Acreage calculation of designated open space using Greenbrier Graphics Deed Plotter